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August 6, 2024

Julie M. Goodyear
Town Manager
Town of Townsend
141 Main Street
Townsend, De 19734

RE: **Rezoning Application**
TOWNSEND ACRES SUBDIVISION
Townsend, Delaware
BMG Project No.: 2024141.00

Dear Julie:

On behalf of our client, TAC LLC, we are hereby submitting the above-referenced project for your review and distribution. We are providing the following documents with this submission. No fee needed at this time.

1. One (1) Copy of Concept Plan
2. One (1) Copy of Rezoning Application

The existing Townsend Acres site consists of approximately 15.23 ± acres of land. The site is located at 0 Summit Bridge Road, Townsend, DE 19734 and tax parcel 25-002.00-097. The property is currently covered by wooded area and is zoned Residential District (R-2). This project proposes to rezone the land from R-2 to R-3. The rezoning would allow the construction of 46 duplex units with associated roads, sidewalks, utilities, various stormwater management facilities and other associated appurtenances. The subdivision will take access off of Summit Bridge and provide a stub for future interconnection with the adjacent neighborhood, Townsend Village II East. The proposed development is intended to provide additional housing and a greater variety of dwelling types for the residents in Townsend, Delaware.

Summary Site Information:

Location: 0 Summit Bridge Road, Townsend, DE 19734

Site Area: 15.23 Acres, +/-

Number of Dwelling Units proposed: 23 Duplex lots / 46 dwelling units

Developer: TAC LLC c/o Bob Taylor

1919 Red Lion Road
Bear, Delaware 19701

Engineer: Becker Morgan Group, Inc c/o Christopher D. Duke, P.E., PTOE

100 Discovery Boulevard, Suite 102,
Newark DE 19904, 302-369-3700

If you have any questions, please do not hesitate to contact me.

Sincerely,
BECKER MORGAN GROUP, INC.

Ryan J. Musacchio, P.E.
Associate | Civil Engineer

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BECKER MORGAN GROUP, INC.

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